Cauldwell

PROPERTY SERVICES

14 Carmania Circle, Milton Keynes, MK10 7HU

£445,000

Situated in a desirable and modern development in Brooklands, Milton Keynes, this beautifully presented three-storey family home enjoys a prime position along a sought-after road overlooking a green. Offering generous living space and versatile accommodation, the property is perfect for growing families and professionals alike.

On the ground floor, you'll find a bright and open-plan kitchen, dining, and family area stretching across the rear of the property—ideal for both everyday living and entertaining. To the front, a flexible room serves perfectly as a study or fourth bedroom, complemented by an inviting entrance hall and a convenient cloakroom.

The first floor hosts a spacious, light-filled living room and a generously sized main bedroom featuring its own private ensuite shower room. The top floor offers two further impressive double bedrooms, both well-proportioned and served by a stylish family bathroom.

Externally, the property boasts a block-paved driveway to the side with ample parking for two vehicles. The rear garden is thoughtfully landscaped with a mix of lawn, patio, and decking—perfect for outdoor dining, relaxing, or entertaining.

ENTRANCE HALL
Composite double glazed door to front. Storage cupboard housing central heating boiler and internet connection points. Radiator. Stairs to first floor landing.

CLOAKROOM
Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan.

STUDY/BEDROOM FOUR 8'10" x 6'0" (2.7 x 1.85)
Double glazed window to front. Radiator.

OPEN PLAN KITCHEN/DINING AND LIVING SPACE 23'3" x 12'10" into bay (7.11 x 3.93 into bay)
Double glazed bay window to rear and side. Double glazed French doors to rear. Two radiators. Television point. LED lighting. Understairs storage cupboard.

KITCHEN AREA
Fitted with a range of wall and base units with worksurfaces. One and half bowl stainless steel sink drainer and mixer tap. Electric oven and hob with extractor hood over. Integral fridge freezer, dishwasher and washing machine. Under cupboard lighting. LED lighting,

FIRST FLOOR LANDING
Stairs from entrance hall. Radiator.

LIVING ROOM 12'10" x 11'9" (3.92 x 3.59)
Double glazed French doors with Juliette balcony and inset blinds to front. Double glazed windows with inset blinds to front. Radiator. Television point.

BEDROOM ONE 10'0" x 12'9" max (3.06 x 3.91 max)
Two double glazed windows to rear. Radiator. Fitted wardrobes with mirrored sliding doors. Door to ensuite.

ENSUITE
Double glazed obscure window to side. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Extractor fan. Shaver point. Radiator.

SECOND FLOOR LANDING
Stairs from first floor. Radiator. Access to loft space.

BEDROOM TWO 12'10" x 11'1" (3.93 x 3.38)
Two double glazed windows to front. Radiator. Fitted wardrobes and bedroom furniture.

BEDROOM THREE 11'4" x 12'9" max (3.47 x 3.91 max)
Two double glazed windows to rear. Fitted wardrobes with mirrored sliding doors. Airing cupboard. Radiator.

BATHROOM
Double glazed obscure window to side. Three piece suite comprising bath with mixer tap and mains shower with screen, wash hand basin and close coupled wc. Electric shaver point. Radiator. Extractor fan.

FRONT GARDEN
Lawned garden with mature shrubs.

REAR GARDEN
Mainly laid to lawn with patio and decking area. Double timber storage shed and gated access to front. Driveway parking for two vehicles to side.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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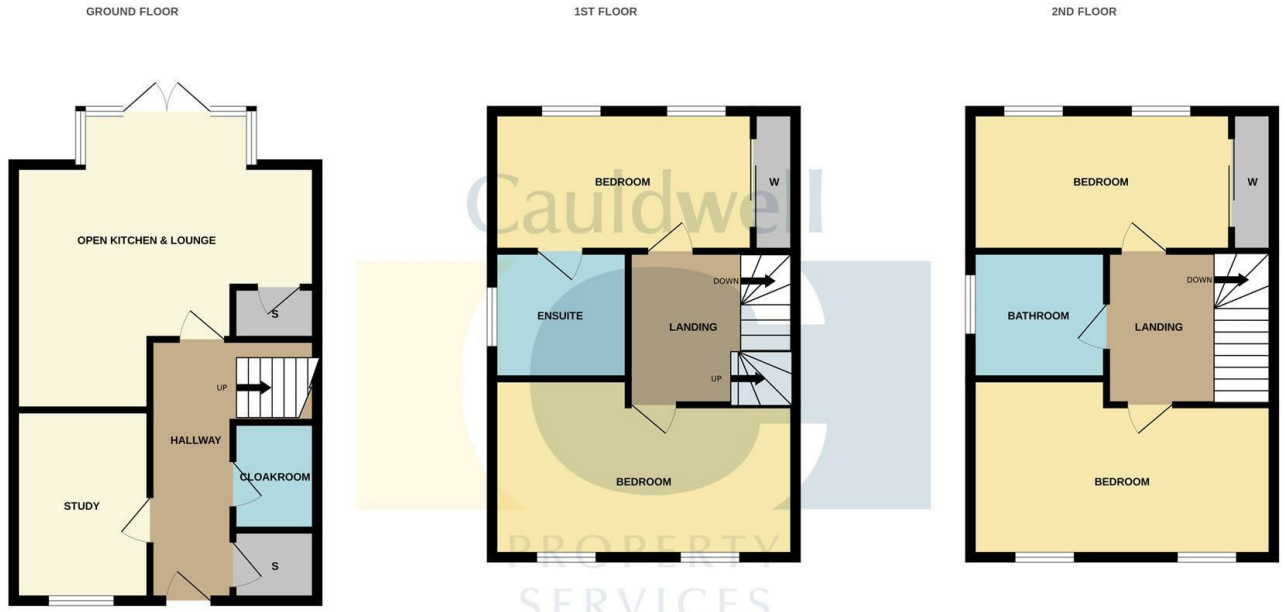
Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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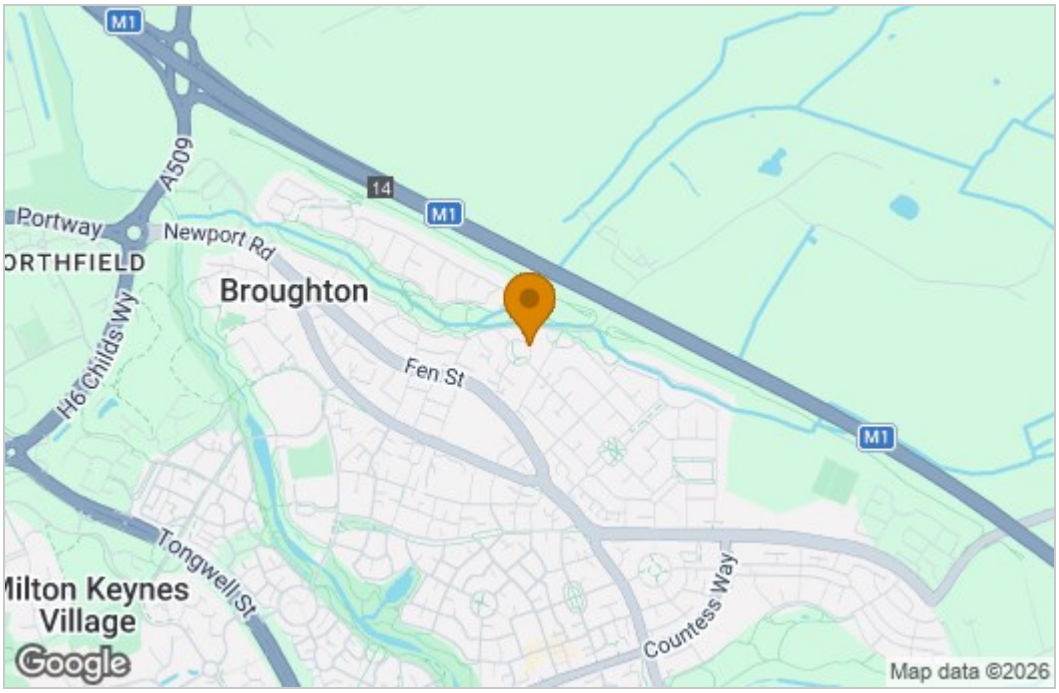
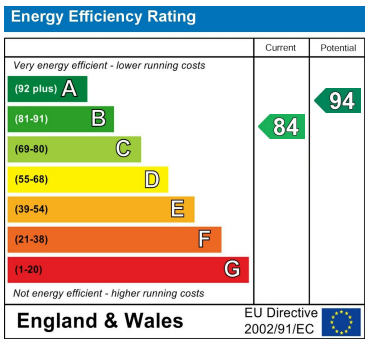
Area Map



Energy Efficiency Graph



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